



SITE PLAN BASED ON SURVEY INFORMATION DATED OCTOBER 03, 2014 GENERATED BY SAMBATEK, INC.

LEGAL DESCRIPTION:

Lot 1, Block 2,
GATEWAY COMMERCE CENTER,
Anoka County, Minnesota.

SITE DATA:

ZONING:	COMMUNITY COMMERCIAL / PUD		
PROPOSED USE:	RESTAURANT WITH DRIVE-THROUGH		
GROSS LOT AREA:	40,815 SQ. FT. OR 0.93 ACRES		
TOTAL BUILDING FOOTPRINT AREA: (GFA) (Excludes trash enclosure)	2,831 SQ. FT.	PROPOSED IMPERVIOUS AREA:	29,166 SQ. FT.
		(building, private sidewalk, & pavement)	
PERCENT BUILDING COVERAGE: (% of gross lot area)	6.9%	PERCENT PROPOSED IMPERVIOUS AREA: (29,166 / 40,815)	71.5%
FLOOR AREA RATIO (2,831 / 40,815)	0.07	PROPOSED LANDSCAPE AREA:	11,649 SQ. FT.
EXISTING IMPERVIOUS AREA: (building, sidewalk, & pavement)	3,291 SQ. FT.	PERCENT LANDSCAPE AREA: (11,649 / 40,815)	28.5%
PERCENT EXISTING IMPERVIOUS AREA:	8.1%		
	(3,291 / 40,815)		

PARKING DATA:

REQUIRED PARKING STALLS:	
1 space per 2 seats	32 STALLS
64 Seats / 2 =	

PROPOSED PARKING STALLS:	
Provided 9.0 x 18.0	36 STALLS
Provided Accessible (ADA)	2 STALLS
Provided Parking :	38 STALLS
Provided Drivethru Stack :	11 STACK

SETBACK: SPECIFIC TO THIS SITE

BUILDING AND PARKING SETBACKS ARE TO BE IN COMPLIANCE WITH CITY OF COON RAPIDS APPROVED GATEWAY COMMERCE CENTER PUD AMENDMENT SITE PLAN DRAWINGS DATED 09/08/2014 GENERATED BY ARCHITECTURAL CONSORTIUM, LLC

SITE PLAN NOTES:

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND SPECIFICATIONS FOR LOCATION OF EXITS, RAMPS, CONCRETE APRONS AND STOOPS.
- TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
- ALL CONCRETE SIDEWALKS ADJACENT TO BUILDING SHALL BE SEPARATED WITH A 2" EXPANSION JOINT.
- CONTRACTOR SHALL VERIFY ALL CONDUIT REQUIREMENTS FOR MONUMENT SIGN POWER, LIGHTING, IRRIGATION, MENU BOARD, ORDER CONFIRMATION BOARD AND CANOPY, ETC WITH OWNER PRIOR TO PAVING.
- CONTRACTOR SHALL VERIFY LOCATION OF THE MENU BOARD, ORDER CONFIRMATION BOARD AND CANOPY, AND CLEARANCE BAR WITH OWNER PRIOR TO PLACEMENT.
- ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE STALLS TO BUILDING ENTRANCE (SEE ADAAG REQUIREMENTS). POLE MOUNT APPROVED SIGNS CENTERED ON STALLS. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY ON STALL.
- CONSTRUCT ACCESSIBLE PEDESTRIAN RAMP PER ADAAG AND MNDOT STANDARDS INCLUDING CONTRASTING DETECTABLE WARNING METAL TRUNCATED DOME PANELS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHAL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE IF NEEDED.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES THAT INTERFERE WITH NEW WORK AS SHOWN.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED.
- ALL NEW UTILITIES MUST BE UNDERGROUND. COORDINATE LOCATIONS WITH LOCAL UTILITY COMPANIES.
- SIDEWALKS SHALL BE CONSTRUCTED WITH CROSS SLOPE OF 1.5% WITH ADJUSTMENT +/- 0.5%. SIDEWALKS WILL BE INSPECTED AFTER CONSTRUCTION. ANY SIDEWALK EXCEEDING 2.0% CROSS SLOPE WILL NEED TO BE REPLACED AT CONTRACTORS EXPENSE.
- SITE CONSTRUCTION OF BUILDING AND SELECT SITE IMPROVEMENTS WILL REQUIRE FOUNDATION SUPPORT BY PILINGS DUE TO POOR UNDERLYING SOILS. SEE STRUCTURAL ENGINEER DRAWINGS FOR FINAL FOUNDATION SUPPORT DESIGN AT TIME OF CONSTRUCTION. PRELIMINARY FOUNDATION SUPPORT DATA IS PROVIDED ON SHEET C8.0.

GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE TACO BELL CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, LICENSED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY TACO BELL CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- ALL EXISTING CONCRETE CURBING AND APRONS AND EXISTING FIRE HYDRANT TO REMAIN SHALL BE PROTECTED FROM DAMAGE. CONTRACTOR TO REPAIR ANY DAMAGED EXISTING CURB AND APRONS AND EXISTING FIRE HYDRANT AT CONTRACTORS EXPENSE.

KEY NOTES

1	ASPHALT PAVING SECTION		MnDOT SPECIFICATIONS
	PARKING LOT ONLY	HEAVY DUTY LIGHT DUTY	
BIT. WEAR COURSE	2"	1 1/2"	SPWEA240B, MnDOT 2360
BIT. BASE COURSE	2"	2"	SPNWB230B, MnDOT 2360
AGGREGATE BASE (CL 5)	10"	8"	MnDOT 313B (100% CRUSHED)

COMPACTION DENSITY BETWEEN 95% AND 100% OF THE MARSHALL DENSITY. 100% FOR AGGREGATE BASE.

- B612 (6") CONCRETE CURB & GUTTER. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
- B612 (6") CONCRETE OUTFLOW CURB & GUTTER. (TIP-OUT FLOWLINE). MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
- CONCRETE PAVEMENT LIGHT DUTY, WIDTH VARIES. 4" CONCRETE W/6"x6"-#10/10 W.W.M. (CONST. JTS @ 6' O.C.). SEE SECTION ON SHEET C4.0. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
- CONCRETE PAVEMENT HEAVY DUTY, WIDTH VARIES. 6" CONCRETE W/6"x6"-#10/10 W.W.M. (CONST. JTS @ 12' O.C.). SEE SECTION ON SHEET C4.0. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
- PEDESTAL RAMP TO COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. REFERENCE MNDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING METAL TRUNCATED DOME PANELS. DEPRESS BACK OF CURB AT RAMP.
- PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY-WHITE LATEX PAINT.
- ACCESSIBLE PARKING SIGN (MNDOT #'S R7-8A AND R7-8B). CENTER SIGN ON PARKING STALL. LOCATION PER GENERAL CONTRACTOR. MOUNT ON 6" CONCRETE BOLLARD. SEE DETAIL SHEET.
- GREEN AREA. SEE LANDSCAPE PLAN.
- SENSOR LOOP. CONFIRM WITH ARCHITECTURAL PLANS.
- TRANSFORMER PAD BY GENERAL CONTRACTOR. INSTALL PER UTILITY COMPANY SPECIFICATIONS.
- PAINT 4" WIDE SOLID STRIPE - WHITE LATEX PAINT.
- PAINT TRAFFIC ARROWS - WHITE LATEX PAINT.
- PAINT 12" WIDE SOLID CROSSWALK STRIPING - WHITE LATEX PAINT.
- PAINT 24" HIGH LETTERS - WHITE LATEX PAINT.
- PAINT 24" WIDE SOLID STRIPE - WHITE LATEX PAINT.
- CLEARANCE BAR INSTALLED BY SIGN COMPANY. FOUNDATION BY GENERAL CONTRACTOR. SEE ARCHITECT PLANS FOR DETAILS.
- MENU BOARD. INSTALLED BY SIGN COMPANY. FOUNDATION BY GENERAL CONTRACTOR. VERIFY SIZE WITH OWNERS ARCHITECT. SEE ARCHITECT PLANS FOR DETAILS.
- ORDER CONFIRMATION BOARD AND CANOPY. INSTALLED BY SIGN COMPANY. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY SIZE WITH OWNERS ARCHITECT. SEE ARCHITECT PLANS FOR DETAILS.
- MONUMENT STYLE SIGN WITH ELEVATED SIGN CABINET. SIGN VENDOR TO OBTAIN SIGN PERMIT FROM CITY. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY SIZE WITH OWNERS ARCHITECT AND SIGN VENDOR.
- LIGHT POLE. REFER TO LIGHTING AND PHOTOMETRIC PLAN FOR LIGHT LOCATIONS AND SPECIFICATIONS. FOUNDATIONS BY GENERAL CONTRACTOR. VERIFY FOUNDATION SIZE WITH OWNERS ARCHITECT.
- GUARD POST BOLLARD. CONFIRM LOCATION WITH ARCHITECT PLANS SEE DETAIL ON ARCHITECTS PLAN.
- BRICK PAVERS ON SAND. SEE PROJECT SPECIFICATIONS. CONFIRM PAVER DETAILS WITH ARCHITECT AND/OR OWNER.
- TRASH ROOM. SEE ARCHITECT PLANS FOR DETAILS.
- INSTALL SIGNS, MOUNTED ON 6" CONCRETE BOLLARD. SIGNS TO BE PLACED BACK TO BACK ON SAME BOLLARD. GENERAL CONTRACTOR TO COORDINATE LOCATION.
- a) 'STOP' SIGN b) 'DO NOT ENTER' SIGN
- SAWCUT AND REMOVE EXISTING BITUMINOUS CURB AND PAVEMENT AT MIN. 2.0' WIDTH FROM LIP EDGE OF REPLACEMENT CONCRETE CURB & GUTTER. PATCH BITUMINOUS PAVEMENT WITH HEAVY DUTY BITUMINOUS PAVEMENT. MATCH EXISTING PAVEMENT ELEVATIONS AND CROSS SLOPE.
- GAS SERVICE METER LOCATION. GAS SERVICE UTILITY COMPANY TO PROVIDE METER.
- EXISTING CONCRETE CURB AND GUTTER, APRON, CROSS GUTTER TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
- EXISTING BITUMINOUS PAVEMENT TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
- EXISTING STREET LIGHT TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
- EXISTING STREET SIGN TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
- EXISTING UTILITY TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
- EXISTING FIRE HYDRANT TO REMAIN IN PLACE. CONTRACTOR TO PROTECT.
- PROPOSED FIRE HYDRANT CONNECTION ON BUILDING WALL.
- DEPRESS BACK OF CURB AT ACCESS TO TRASH ROOM.
- OUTDOOR TABLES AND SEATING. SEE PROJECT SPECIFICATIONS. CONFIRM DETAILS WITH ARCHITECT AND/OR OWNER PRIOR TO ORDERING MATERIALS.
- BIKE RACK. SEE PROJECT SPECIFICATIONS. CONFIRM DETAILS WITH ARCHITECT AND/OR OWNER PRIOR TO ORDERING MATERIALS.

SITE PLAN LEGEND:

	BITUMINOUS PAVEMENT LIGHT DUTY
	BITUMINOUS PAVEMENT HEAVY DUTY
	CONCRETE PAVEMENT LIGHT DUTY
	CONCRETE PAVEMENT HEAVY DUTY
	B612 CURB AND GUTTER STANDARD
	B612 CURB AND GUTTER TIP-OUT
	EXISTING CURB AND GUTTER
	PARKING COUNT
	TRAFFIC DIRECTION ARROWS

PROPERTY OWNER:

BORDER FOODS, INC.
CONTACT: BARB SCHNEIDER
5425 BOONE AVE. N.
NEW HOPE, MN 55428
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FX (763) 489-2971

ARCHITECT:

WCL ASSOCIATES, INC.
CONTACT: DEAN MADSON
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PH (952) 541-9969
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CIVIL ENGINEER:

CIVIL ENGINEERING
SITE DESIGN, LLC
CONTACT: SCOTT DAHLKE
118 EAST BROADWAY ST.,
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www.civilesd.com

INDEX OF CIVIL SITE DRAWINGS:

C1.0	SITE PLAN
C2.0	EXISTING CONDITIONS PLAN
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C6.0	EROSION CONTROL PLAN
C7.0	STANDARD DETAILS
C8.0	PRELIMINARY FOUNDATION SUPPORT DATA

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PRELIMINARY
NOT FOR
CONSTRUCTION

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Consultant

SITE CONSTRUCTION PLANS PREPARED BY:

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Engineer under the laws of the State of Minnesota.

Printed Name: SCOTT DAHLKE

Signature: Scott Dahlke

Date: 02/02/15 License #: 24348

Print History	Date
SITE PLAN REVIEW	01.12.2015
SITE PLAN REVIEW	02.02.2015

New Building
T-50, 64 Seats: 2,831 SF
SITE PLAN

Project 2014.0602

Drawn SD

Checked SD

CESD Project # 00492

TACO BELL COON RAPIDS, MN

C1.0